



Droma

Garve Road, Ullapool

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A stylish and unique architect-designed home in a Highland setting in the village of Ullapool

A stunning modern home built in 2023 and enjoying an elevated position with unrivalled views of Ullapool, Loch Broom and the surrounding hills and mountains. The property provides light and airy accommodation and is perfectly located to enjoy all that the North West Highlands has to offer.



1 RECEPTION ROOM



4 BEDROOMS



2 BATHROOMS



PRIVATE PARKING



GARDEN



FREEHOLD



VILLAGE



1882 SQ FT



OFFERS OVER £550,000



The property

Droma is a breath-taking and beautifully presented contemporary home, offering attractive light-filled accommodation arranged over two floors with the principal rooms being on the first floor to take advantage of the spectacular views. The first floor is accessed via the bespoke steel glass and oak open tread staircase and offers open plan, flexible living space including the 24' living room with the kitchen and dining area adjoining. Full height windows including a sliding door to the balcony maximise the superlative views across the Loch. The kitchen has sleek fitted units, a breakfast bar and integrated appliances. There is an additional bedroom on the first floor currently used as a study which could be re-purposed as an additional reception room and which has access to a useful roof storage space. The first floor also benefits from a toilet off the main living space.

On the ground floor there are an additional three bedrooms off the large and welcoming hall. These include the principal suite with a dressing room,

en-suite shower room and access via a sliding door to the patio, a second bedroom with fitted mirrored wardrobes and a third bedroom currently used as a store has a built-in wardrobe. The large family shower room and utility/plant room complete the ground floor.

The property benefits from Italian ceramic tiling on both floors.

Outside

The property is set back from the road in an elevated position accessed by a private shared drive which continues round the back of the house to serve the neighbouring property. There is private parking for four cars. The easily maintained garden comprises a naturalistic planting scheme and there is a patio across the front of the property.

The balcony accessed from the first floor offers breath-taking views of Loch Broom, Ullapool and the surrounding country.







Location

The property is situated on the edge of Ullapool which is a popular and thriving village surrounded by the magnificence of the North West Highlands. Ullapool has a vibrant and active community with a theatre, leisure centre, hosting many cultural events and enjoying award-winning pubs, cafes and restaurants as well as many independent and speciality shops and a large supermarket. There are also a primary and secondary school.

One of the main attractions of Ullapool is its beautiful and dramatic setting with the A835 being part of the world famous NC500 driving route. There are also daily ferry sailings to the Outer Hebrides from the harbour and opportunities to experience the varied wildlife including dolphin and whale spotting.

The Highland Capital of Inverness is approximately 60 miles south-east of Ullapool. The thriving Highland capital offers a wealth of shopping, leisure and cultural facilities, as well as access to a selection of supermarkets.

Transport connections from Inverness include mainline rail services, with the A9 offering routes south towards Perth, Edinburgh and Glasgow or north onwards into the Highlands. Inverness Airport is approximately 10 miles away from the city and offers a good selection of domestic and European flights.



Distances

- Ullapool centre 0.6 miles
- Dingwall 45 miles
- Inverness 56 miles
- Inverness Airport 64 miles

Nearby Stations

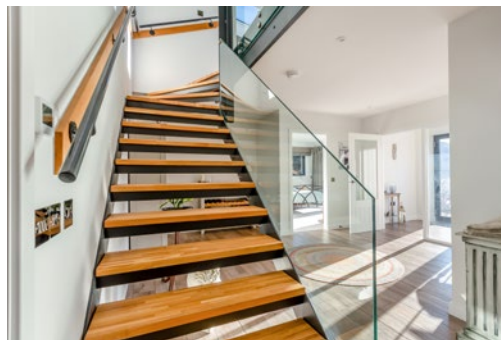
- Garve
- Dingwall

Key Locations

- Loch Broom
- Ullapool Golf Club
- Ben More Assynt
- Stac Pollaidh and Suilven
- The Summer Isles

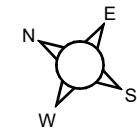
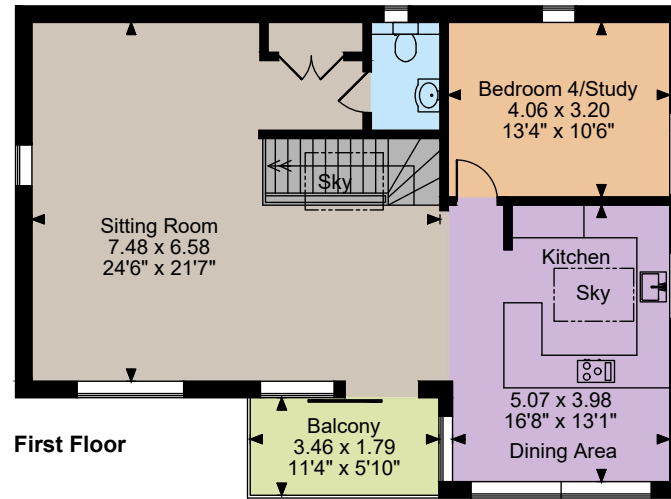
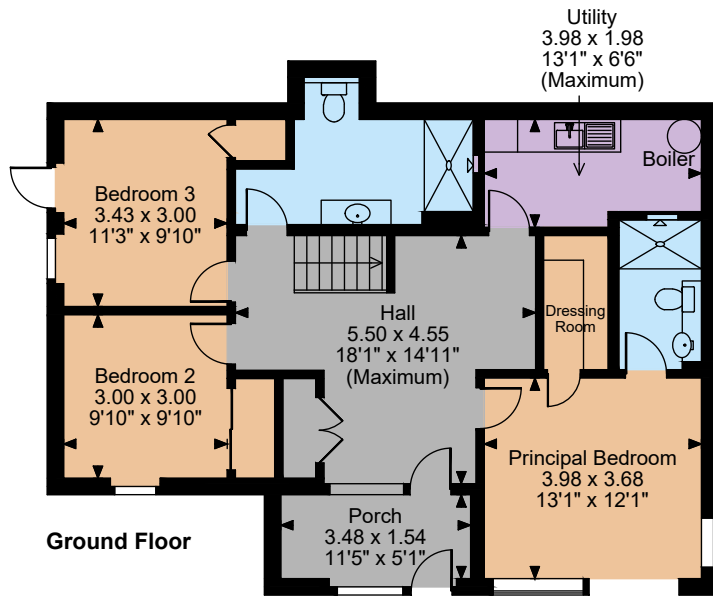
Nearby Schools

- Ullapool Primary School
- Ullapool High School









The position & size of doors, windows, appliances and other features are approximate only.

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Floorplans

House internal area 1,882 sq ft (175 sq m)

Balcony external area 67 sq ft (6 sq m)

For identification purposes only.

Directions

IV26 2SX

What3Words - ///introduce.shadowed.bravery

General

Local Authority: Highland Council, Glenurquhart Road, Inverness, IV3 5NX, www.highland.gov.uk

Services: Mains electricity, water and drainage. Underfloor heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: B

Fixtures and Fittings: Fitted floor coverings and integrated kitchen appliances will be included in the sale.

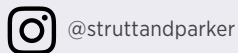
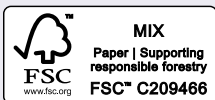
Inverness

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